



GRASSROOTS
REALTY GROUP

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**62 Auburn Sound Landing SE
Calgary, Alberta**

MLS # A2248945



\$1,900,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,868 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Garden, Landscaped, Rectangular Lot, Underground		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: electric fireplace in basement bedroom, poo table& hot tub too

Change your life in few weeks! How would it feel to wake up to a stunning view of the Auburn Lake shores, in your own private piece of paradise? So much to write about... rarely walkout bungalows like this come on the market and buying this one will be a lifestyle change for your family! This gorgeous home can accommodate a large family or multi-generations too! A total of 4+1 (used as office now) bedrooms, 4 bathrooms.. entertainment spaces on each level! The walkout basement has a wet bar, with wine fridge, warm drawers or a dishwasher too, so that your BBQ & Pool Tournament Party goes without a hitch! Akos here 2 full bedrooms sharing a bath and a second MASTER with its own custom closet & large bath. Enjoy swimming or paddle boarding in the lake & come warm up in the hot tub or by the gas firepit! Wow! Over 3600sq ft of living space made to certainly compliment your life! The main floor has Vaulted ceilings, a brand new kitchen, new flooring, new vanities, new quarts countertops in the bathrooms.. so much to mention here! YOur master has stunnign views& fully renovated to included even a custom walkin closet !Pictures are better at describing it or the 3D TOUR! Your double attached garage has a large heater to keep your cars & your hobbies warm in the Winter! Enjoy your all weather playground! Life is always better at the Lake!